

BLOOMINGTON COMMONS FOR LEASE

SITE HIGHLIGHTS

- 188,250 square foot grocery anchored center occupied by Schnucks, Toys R Us, Babies R Us, Barnes and Noble, Chuck E Cheese and Jo-Ann Fabrics with up to 10,352 sf currently available
- Located at the “Main and Main” corner of Veteran’s Pkwy and Empire St boasting superb visibility, large pylon sign and ample parking
- Excellently located in the center of Bloomington-Normal’s retail trade hub on Veteran’s Pkwy with access points from Empire St, Eastland Dr, and Prospect Rd
- Bloomington Commons is located in the immediate vicinity State Farm’s world corporate headquarters (15,000 employees), OSF St. Joseph Hospital (1,500 employees), Country Financial, and more
- Bloomington-Normal’s metropolitan area is home to over 190,000 residents and one of the main business & educational hubs of Central Illinois

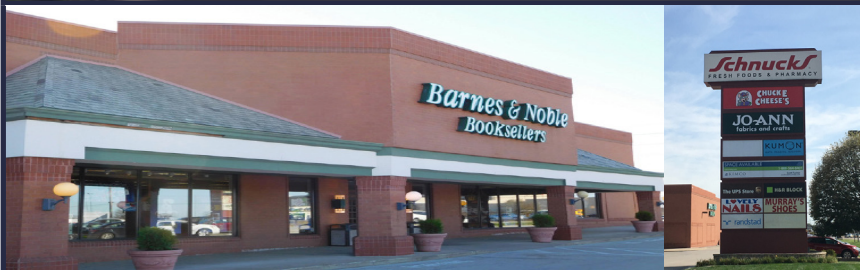
Demographics	1 Mi	3 Mi	5 Mi
Population	10,375	89,167	133,983
Consumer Spending	\$114M	\$868M	\$1,335M
Avg HH Income	\$64,685	\$62,972	\$64,573
Daytime Population	61,160	101,654	116,485

• Vehicles Per Day (VPD):

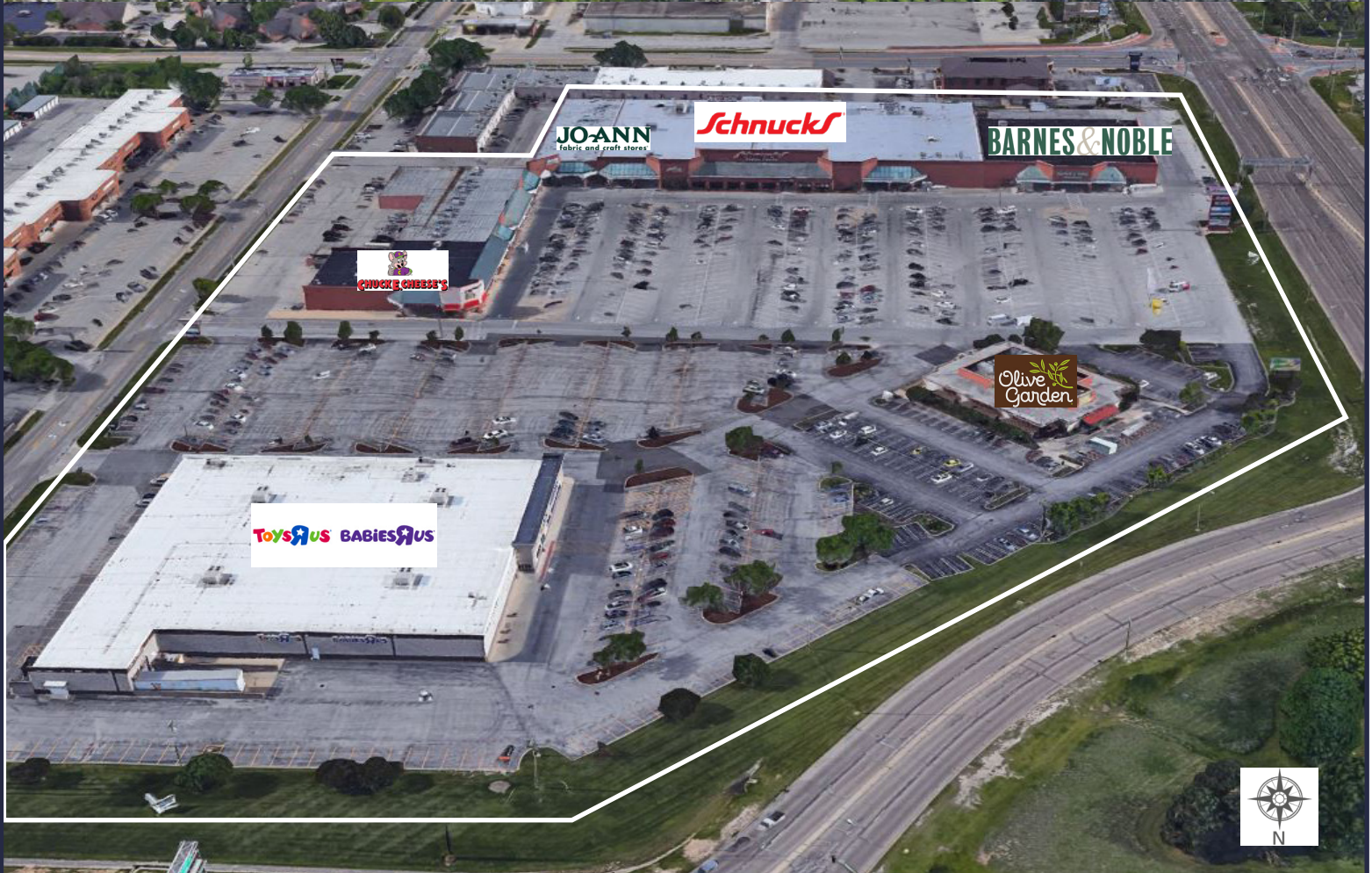
Veteran’s Pkwy:	43,200 VPD
Empire St:	19,400 VPD
Eastland Dr:	11,200 VPD

• Educational Institutions (Enrollment):

Illinois State	21,039
Illinois Wesleyan	2,090
Heartland CC	5,324



AERIAL



SITE PLAN

Prospect Road

F.A. Rte. 9 ADT 22,650



Veterans Highway (Rte. 55)

ADT 34,850

 Availability

TENANT	SQFT
1 Schnuck Markets	68,800
2 Jo-Ann Fabrics	11,200
3 Chuck E Cheese	10,000
4 H&R Block	2,720
5 Randstad	1,600
6 Mail Boxes Etc.	1,600
7 Toys R Us/Babies R Us	46,070
8 Barnes & Noble	22,192
9 Available	2,406
10 Olive Garden	9,100
11 Lovely Nails	1,200
12 Kumon Math & Reading Center	3,416
13 Available	3,616
14 Available	3,035
15 Available	1,182